

FEDERAL NATIONAL MORTGAGE ASSOCIATION,

Plaintiff,

v.

NOTICE OF FORECLOSURE SALE

Case No: 18-CV-000204

SCOTT J. PINGEL a/k/a

SCOTT PINGEL, et al.,

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 18, 2019, in the amount of \$78,354.67, the Sheriff will sell the described premises at public auction as follows:

DATE: October 1, 2019

TIME: 10:00a

PLACE: Lobby of Juneau Co. Justice Center
200 Oak St., Mauston, Wisconsin

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the Juneau Co. Clerk of Courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the Clerk of Courts in cash, cashier's check or certified funds no later than ten (10) days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold "as is" and subject to all real estate taxes, liens and encumbrances.

NOTICE TO THIRD-PARTY BIDDERS: Pursuant to Wisconsin Statute § 846.155, third-party bidders must meet certain qualifications in order to submit a bid at sale. Included in these qualifications, a third-party bidder may not bid if the third party is more than 120 days delinquent on property taxes or has an unsatisfied court judgment related to a violation of a state or local building code. The prohibition extends to businesses and parties with which the third-party bidder is connected. Bids may not be later assigned to a person who did not qualify as a third-party bidder at the time of the sale.

If a third-party is the successful bidder at sheriff's sale, the buyer will need to submit an affidavit to the court prior to confirmation that conforms with Wis. Stat. § 846.155(6). Please consult Wis. Stat. § 846.155 for further information on the requirements imposed on third-party bidders.

PROPERTY DESCRIPTION: Lot 1 of Juneau County Certified Survey Map as recorded on February 10, 2006 in Volume 16 of Certified Survey Maps No. 3620, page 5 as Document No. 647492, being a part of the NW ¼ of the NE ¼ of Section 22, Township 14 North of Range 4 East, Town of Seven Mile Creek, Juneau County, Wisconsin.

PROPERTY ADDRESS: N1240 Kennedy Rd., Lyndon Station, WI 53944

Dated: August 27, 2019.

A handwritten signature in cursive script, reading "Brent H. Oleson". The signature is written in dark ink and is positioned above a horizontal line.

Brent Oleson, Sheriff
Juneau County, Wisconsin

Michael A. Sosnay
Attorney for Plaintiff
Darnieder & Sosnay
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